

CITY OF JERSEY CITY

JERRAMIAH T. HEALY
MAYOR



CITY HALL
JERSEY CITY, NJ 07302
TEL:(201) 547-5200
FAX:(201) 547-4288

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Contact: Jennifer Morrill
Press Secretary
201-547-4836
201-376-0699

JERSEY CITY TIGHTENS COMPLIANCE FOR HEAT & HOT WATER ORDINANCES TEMPERATURES EXPECTED TO DROP INTO THE SINGLE DIGITS

JERSEY CITY -- Mayor Jerramiah T. Healy, members of the Municipal Council, the Mayor's Quality of Life Task and the Department of Housing, Economic Development and Commerce/ Division of Housing Code Enforcement announce their preparedness and new initiatives to ensure the safety and protection of its residents through **Boiler Inspections** and **Heat Notices**.

Earlier this year, the **Division of Housing Code Enforcement** created an owner database to streamline and improve communication with landlords in cases of emergencies. Messages can now be sent to landlords via e-mails or text messages to help handle the winter weather emergencies.

"My administration continually seeks ways to enhance the quality of life of our residents, and one way is by creating measures that protect their health and well-being," said **Mayor Healy**. "In times of extreme weather, we must ensure that our residents – particularly our children and our senior citizens – are kept safe."

In late August of 2008, the Division of Housing Code Enforcement utilized an LLC search to locate landlords and sent them **Boiler Notices** to provide adequate time for landlords to fix a broken boiler before the winter season.

Additionally, through the implementation of the latest digital infrared thermometers and Dickson Chart Recorders that monitor and log temperatures, Housing Code Enforcement can monitor situations when a landlord allegedly turns off or lowers the heat at night during inspectors' off hours.

The Division of Housing Code, acting under **Chapter 254-27A(1)(c)**, directs that between October 1 and December 1, each year, a licensed plumber, licensed heating contractor or an employee of a gas utility company must conduct an inspection of the above mentioned building's heating facilities.

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The Heat Ordinance was created to protect the human rights of Jersey City residents and employees and is implemented in cases when heat is supplied in dwellings of two families or more or in places of employment, and there is no written agreement to the contrary, heat of a temperature not less than 70 degrees f. must be supplied from 6am to 11pm, and heat of a temperature not less than 65 degrees f. must be supplied from 11pm to 6am, and in residences and during the regular hours of employment in places of employment.

Furthermore, the Heat Ordinance is mandated between October 1st and April 30th regardless of the outside temperature and between May 1st and September 30th whenever the outside temperature falls below 55 degrees.

The inspection shall include such tests and visual inspections necessary to determine whether there is any defective equipment or unsafe conditions present and a copy of this inspection report must be submitted by December 1st of each year to the Division of Housing Code Enforcement.

Failure to act will result in a summons being issued against the owner of record. The summons will be processed for municipal court where a fine of \$1,250.00 or a 90-day jail sentence can be imposed.

Complaints and concerns may be directed to the Division of Housing Code Enforcement/ Complaint Bureau at 201-547-4825 (Monday through Fridays between 8 a.m. and 4 p.m.) and at 201-547-4821 after 4:00 p.m.

All media inquiries should be directed to Jennifer Morrill, Press Secretary to Mayor Jerramiah T. Healy at 201-547-4836 or 201-376-0699.///